

**MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 3, 2020**

The Planning Commission met on the above date in the East Conference Room of the Downingtown Municipal Government Center at 7:00 p.m. Members present: Chairperson Sean Lawrence, Vice-Chairperson Steve Henning, Lauren Van Dyk, Council Liaison Phil Dague, Dave Proctor, Eileen Moyer, Adrian Martinez, Geanine Castaldi, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

Approval of Minutes and 2019 Annual Report

Sean Lawrence made a motion to approve the minutes of July 15, 2019 with a correction to add an attendee, seconded by Dave Proctor. Approved with Phil Dague abstaining as he was not at the meeting.

Dave Proctor made a motion to approve the minutes of September 16, 2019, Phil Dague seconded. Approved.

Dave Proctor made a motion to approve the 2019 Planning Commission Annual Report, seconded by Sean Lawrence. Approved.

Re-Organization

Mr. Lawrence called for a motion to make a recommendation to Council for the open voting seat on the Planning Commission. Dave Proctor made a motion to nominate Adrian Martinez, seconded by Eileen Moyer and Phil Dague simultaneously. A vote was taken – approved unanimously.

Eileen Moyer made a motion to elect Dave Proctor as Temporary Chair, seconded by Sean Lawrence, motion carried. Dave Proctor called for nominations for Chairperson. Mr. Henning nominated Sean Lawrence and Eileen Moyer seconded – no other nominations were made and a vote was taken. Sean Lawrence approved as Chairperson. Dave Proctor then called for nominations for Vice-Chairperson. Mr. Dague nominated Steve Henning and Eileen Moyer seconded – no other nominations were made and a vote was taken. Steve Henning approved as Vice-Chairperson. Dave Proctor yielded the floor to Sean Lawrence.

Trestle View Village Update – Sketch Plan

Francis Taraschi and his Attorney, John Jaros attended to give an updated presentation and told the Planning Commission that they have worked the density out with Borough Staff and agreed to reduce the number of units to 66. Applicants will be requesting waivers as the plan progresses for the project and landscaping will be maintained by the HOA. Lauren still feels like this project is secluded and not part of Johnsontown as Revitalization. Mr. Taraschi explained the townhomes would have decks but reducing the landscaping would open up the homes to the surrounding neighborhood. A visual impact study is needed to show how the units will look and will be helpful to determine what changes the PC may request during the visual impact process. Traffic is also a concern to the PC members with by adding 66 new homes adds to the congestion (vehicles/buses) in Johnsontown. A traffic impact study will be required at the Master Plan process. The proposed new Zoning Overlay District was discussed but PC members voiced concerns and felt that a different approach (Conditional Use or Special Exception) may be able to be utilized in lieu of a new Revitalization Overlay District. The PC proposed that the Zoning Ordinance for the R-3 District be amended instead of creating another overlay district. The Applicant will meet with Borough Staff to review the proposed ordinance revisions and come back to present them to the Planning Commission.

Engineering & Code Department Update

- Matt Bush gave an update on Woodbine Lots #1 & #3, and River Station will be submitting a revised plan submission in the spring.
- Robert's Auto music issue.
- Underpass at River Station.
- Chestnut St Bridge update.
- Beaver Creek – sewer main replacement.
- Traffic Study – model is almost done. Public meeting in spring/early summer – then Phase II.
- Chester Valley Trail – moving slower than expected.

Council Update

- Old Milito's restaurant has a new owner.
- Budget passed and Council Re-Organized
- New council person selected - Mr. Brad Horstmann.
- New Ordinance submitted for approval on plastics in the Borough.

For the Good of the Order

- Main Street fundraiser at Victory.
- Lauren attended the Shade Tree monthly meeting.
- Dave Proctor asked how many overlay districts does the Borough currently have?
- Lauren would like to start discussions on an update to the Comprehensive Plan.

Adjournment

Phil Dague made a motion to adjourn at 9:05 p.m., seconded by Dave Proctor. Motion carried.

Respectfully submitted,

Debra Lammey

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Planning Commission Secretary